

Attachment # 2
Page 1 of 6**CITY OF TALLAHASSEE****CITY COMMISSION AGENDA ITEM**

ACTION REQUESTED ON: April 14, 2004

SUBJECT/TITLE: Introduction of Ordinance #04-O-38 West Tennessee
Street/Capital Circle Northwest Voluntary Annexation

TARGET ISSUE: N/A

Statement Of Issue

The owner of a parcel (Tax ID#2130200020000) has petitioned the City for annexation of approximately seven acres on the southwest corner of West Tennessee Street and Capital Circle Northwest. The property is zoned CP (Commercial Parkway) and is the site of the Courtesy Nissan Oldsmobile Volvo Dealership.

The City Attorney has determined that this annexation fully qualifies under the statutory requirements of Chapter 171, Florida Statutes.

The County was advised of this proposed annexation on March 25, 2004, and a copy of the agenda item was provided to Leon County Board of Commissioners at the time that it was distributed to the City Commission.

Recommended Action

Option 1 – Introduce Voluntary Annexation Ordinance # 04-O-38 West Tennessee Street/Capital Circle Northwest and set public hearing date for April 28, 2004.

Fiscal Impact

Based on the current property tax rate of 3.7 mills, this property would have generated approximately \$4292 in tax revenues in 2003.

Dinah Hart
Senior Aide to the Mayor

Anita R. Favors
City Manager

For Information, please contact: Dinah Hart, ext. 8181

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Item Title: Introduction of Ordinance #04-O-38 West Tennessee Street/Capital Circle Northwest Voluntary Annexation

SUPPLEMENTAL MATERIAL/Issue Analysis

History/facts & Issues

The owner of a parcel (Tax ID#2130200020000) has petitioned the City for annexation of approximately seven acres of property located on the southwest corner of West Tennessee Street and Capital Circle Northwest. The property is zoned CP (Commercial Parkway) and is the site of the Courtesy Nissan Oldsmobile Volvo Dealership. The property is within the Urban Services Area. Approval of the annexation would support the Annexation Goals as identified in the Comprehensive Plan and the annexation strategy adopted by the City Commission.

STATEMENT OF URBAN SERVICES

I. Introduction

The purpose of this statement is to provide information on the land use compatibility and level of urban services that will be provided to the proposed West Tennessee Street/Capital Circle Northwest annexation.

II. Land Use

Staff has reviewed the proposed annexation of property at the southwest corner of West Tennessee Street and Capital Circle NW. The parcel ID# is 2130200020000, and the address is 5011 West Tennessee Street. The property consists of approximately 7 acres, and is the site of the Courtesy Nissan-Oldsmobile-Volvo dealership, and is currently within the CP zoning district.

Staff finds the proposal consistent with the Comprehensive Plan, subject to the following provisions of Intergovernmental Element Policy 2.1.4 being adequately met:

- The annexation is in accordance with the requirements of Chapter 172, Florida Statutes as set forth in Policy 2.1.4[I].
- The plan for annexation shall be provided by the City Manager to the County Administrator and the Board of County Commissioners at the time it is provided to the City Commission. All procedures for review and comment on the annexation as set forth in Policy 2.1.4[I] shall be followed.
- The City shall provide information as to how it will provide full urban services to the area to be annexed pursuant to Policy 2.1.1 {I}.
- A description of how land use compatibility will be ensured, pursuant to Policy 2.1.4(a)[I].
- A description of how facilities will be provided and by which entity, pursuant to Policy 2.1.4(b)[I].
- A description of how the level of service standards will be maintained consistent with the Comprehensive Plan, pursuant to Policy 2.1.4 (c)[I].
- The amount of any agreed upon water and/or sewer rebate that will be due to the petitioner, pursuant to Policy 2.1.4(d)[I].

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The following is provided as additional information related to this site:

- The parcel is in the Mixed Use B land use category on the Future Land Use Map.
- The current Leon County zoning district is CP, which permits, among others, uses of the following general nature: retail and other commercial; intensive automotive commercial development; offices; community facilities; hotels and motels; manufactured home sales lots; restaurants, with and without drive-in facilities; cemeteries and mortuaries; self-moving operations; warehousing; laundromats; gas stations; and passive and active recreational facilities. Residential uses are not allowable.
- The City's CP zoning district allows similar uses to the County's, with the notable difference that multi-family residential uses are allowed, as well as any type of residential use so long as it is located on or above the second floor of a structure containing non-residential development on the first floor. Consequently, the property should be rezoned to reflect the City's CP district.
- Increases in land zoned CP to accommodate a single-use development are inconsistent with the Comprehensive Plan, except for increases in areas zoned CP which permit an allowed use within an existing structure to expand. The latter can be requested via an application for rezoning, but other requests to expand the CP district must be accomplished through a Planned Unit Development (PUD) to ensure that the requests accommodate at least two uses.
- Reuse of existing single-use sites for multiple-use developments, adding new uses to single-use sites and/or multiple-use developments in the CP district that share parking facilities, have parking structures and/or have high floor area ratios are encouraged in the CP district.
- The City and County have jointly filed an amendment to the Comprehensive Plan Intergovernmental Coordination Element that provides for a revised procedural process. Although this amendment has not yet been adopted, the Planning Department recommends that this annexation follow the proposed revised process.

III. Urban Services

The level of urban services that may be provided to the area proposed for annexation will be consistent with the level provided to areas within the City.

- A. Fire Protection Service – The City provides fire protection on an area wide basis. In the corporate limits, the fire department responds to alarms within an average of four (4) minutes. Fire Station #4 at the intersection of Appleyard Drive and West Pensacola Street can provide fire and emergency services to this area.
- B. Police Protection Service – Tallahassee maintains a comprehensive law enforcement program. The full range of these services will be provided to the area upon annexation.
- C. Growth Management - Since this property is already developed and there are no open permits with Leon County, staff finds no issues of concern at this time.
- D. Street Maintenance and Right of Way Service – This property has ingress/egress onto West Tennessee Street and Capital Circle SW, both of which are state maintained roadways by the FDOT. There is no maintenance cost to Traffic Engineering at this time. However, there are issues related to drainage which will need attention. There is an outfall ditch located on this property with part of it enclosed with two barrels of corrugated metal pipes. The culverts are located under a portion of there parking lot and are in need of immediate repair/replacement as

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well as sediment removal from the remainder of the open ditch section. The County has already declined to make the necessary repairs to these pipes. The City may incur an obligation to repair these pipes, which we estimate at approximately \$30,000, if this property is annexed.

- E. Traffic Planning and Control – The maintenance of street signs, pavement markings, and traffic signals on city-owned streets will be assumed by the City upon annexation. However, there are no city-owned streets in this proposed annexation.
- F. Street Lighting – Tallahassee has a comprehensive program for the installation and maintenance of streetlights. Electric has reviewed this request and estimates the cost for street lights to be approximately \$2,000.
- G. Parks and Recreation Services – The City provides a comprehensive Parks and Recreation program and system of parks for its citizens. The Parks and Recreation Department anticipates no impact on park facilities as a result of this annexation.
- H. Bus Service – The City owns and operates a public transit system. Annually, a system-wide analysis is performed to evaluate bus service within all areas of the corporate limits. Route 21 serves the southwest corner of west Tennessee Street and Capital Circle, with 4 bus stops—two on Tennessee Street before Capital Circle (inbound and outbound) and two on Capital Circle Northwest at Tennessee Street (inbound and outbound). Additionally, the Dial-a-Ride program, a specialized transportation service for citizens who are disabled, will be extended to this area upon annexation. The Dial-a-Ride program is also available to citizens over the age of 60 on a space available basis.
- I. Electric Service – The City currently provides electric service to this area. Extension of electric service to new customers in the area will be in accordance with established policy and other utility agreements.
- J. Water and Sewer Service – Water is available at Capital Circle Southwest and sewer is available on the north side of Tennessee Street. There is a pump station located on the south side of Tennessee Street just to the west of this site, so water and sewer are available at this location.
- K. Gas Service – The City generally provides natural gas to a site when requested (if available) and after a feasibility analysis.
- L. Stormwater Service – Stormwater services to the area will be provided at the same level as currently provided to areas within the City.
- M. Solid Waste Service – Commercial garbage service at this location will continue to be provided by Waste Management until their current contract with the County terminates on April 21, 2007. At that time, COT SWS will commence commercial refuse service at this location.

Options

Option 1 – Introduce Voluntary Annexation Ordinance # 04-O-38 West Tennessee Street/Capital Circle Northwest and set public hearing date for April 28, 2004.

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Option 2 – Set another date for public hearing.

Option 3 – Do not proceed with the proposed voluntary annexation.

Recommendations

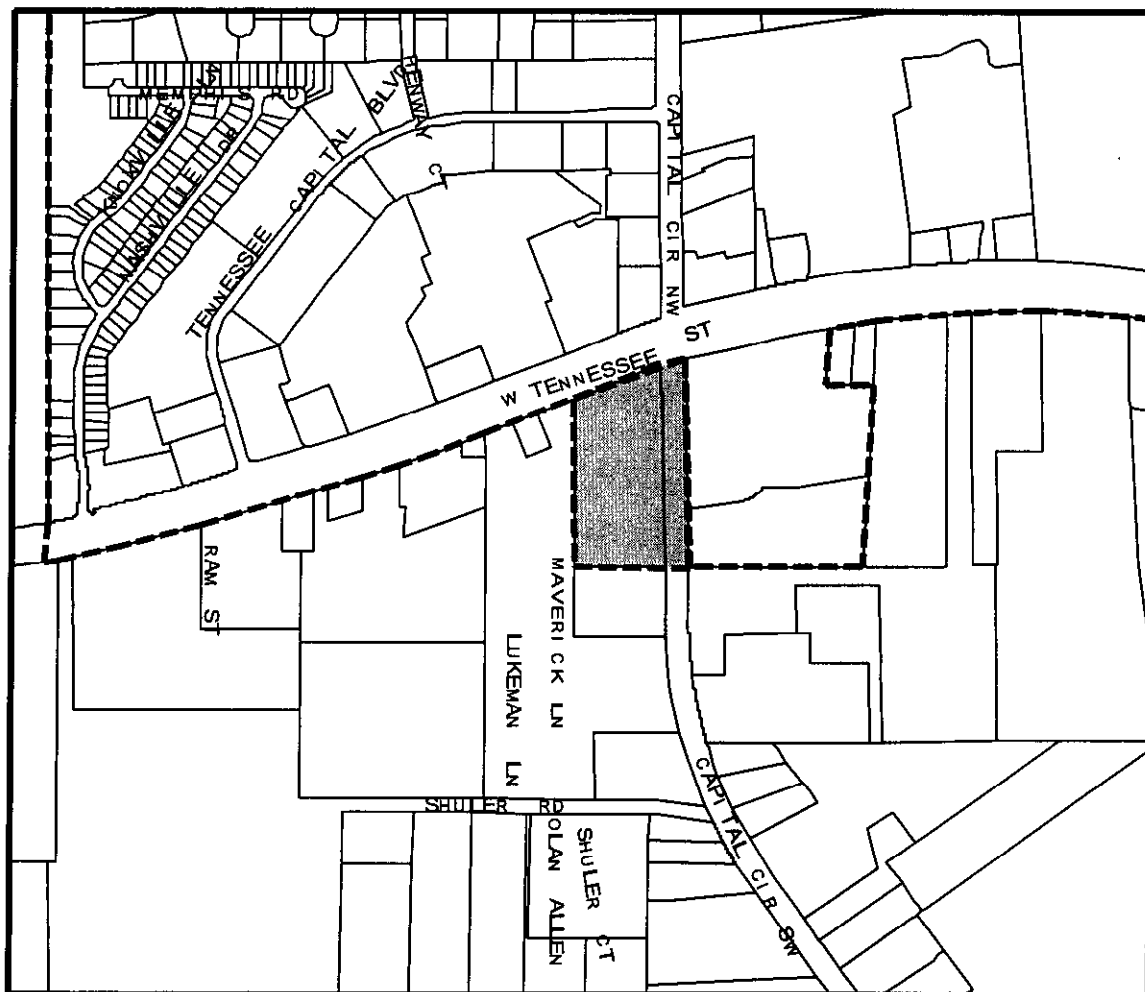
Option 1 – Introduce Voluntary Annexation Ordinance # 04-O-38 West Tennessee Street/Capital Circle Northwest and set public hearing date for April 28, 2004.

Attachments/References

Attachment 1 – Proposed Ordinance #04-O-38

Attachment 2 – Location Map

Attachment 3 – Petition for Annexation



Ordinance # 04-0-38

DWG NO. OMB00125

WEST TENNESSEE STREET PROPOSED ANNEXATION

LEGEND

| | |
|-----|----------------------|
| --- | CURRENT CITY LIMITS |
| ■ | PROPOSED CITY LIMITS |

TALLAHASSEE - LEON COUNTY PLANNING DEPARTMENT